

## **Attendees**

**(Underline indicates attended meeting)**

**John West, Chair Richard Adams, Secretary Richard Cambra Leo Keefe**

**Jack Maloney, Zoning Officer Bill Nash Claire Pimentel Geoff Regan**

**Robert Silva Barbara Schuster Ed Silveira, Council Liaison Ron Wolanski, Town Planner**

**Sam Hogan, Asst. Town Planner**

**The meeting was called to order at 6:35 PM. Attendees were as indicated above.**

## **Previous Meeting Minutes**

**Review of the minutes from the 13 June meeting was deferred.**

## **Organizational Items and Authority**

**Dick Adams indicated that a draft version of the Commercial Design Standards was not available since the Planning Board Design Standards Subcommittee did not have a current revision from the consultant, Andy Teitz. The draft will be provided as soon as sufficient progress had been made.**

## **Review Approach and Schedule**

**The schedule for both Zoning Ordinance Review and Commercial Design Standards was discussed. It was noted that the work of the Design Standards Subcommittee has been delayed at least a month. The Council will be advised of the delay. Review of the Zoning Ordinance is behind the original schedule due to the line-by-line review of the tables, but this was expected and is necessary.**

## **Reference Materials**

**The Zoning Ordinance of 12-09-04 is the basis for review. Title 45-24, Zoning, is available at <http://www.rilin.state.ri.us/Statutes/TITLE45/45-24/INDEX.HTM>.**

### **Meeting Schedule**

**ZORC meeting will be held on the second Monday of each month from 6:30 – 8:00 PM at the Middletown Library conference room. The next meeting is TBD since the 2nd Monday is a holiday.**

### **Recommended Changes**

#### **a) Zoning Ordinance Changes**

**Note: Recommended changes are shown in the current revised version of the ordinance. The file name is: Zoning Ordinance (12-09-04) Chap 1-7 Rev 7\_11\_05.doc.**

**The current working file distributed to committee members is: Zoning Ordinance (12-09-04) Chap 1-7 Rev 7\_11\_05.doc.**

**Global Changes. It was noted that the organization of the Zoning Ordinance is inconsistent. That is, the designation of subordinate paragraphs varies among Sections, and levels of indenture are inconsistent. Dick Adams made the changes need to establish a consistent organization. They are shown in the current revision.**

**Article 1. Minor changes were made clarifying text and adding references to RI General Laws. In general, when RIGL text is quoted or a section is required to conform to RIGL, a footnote has been added to indicate the applicable reference. Section 101, item (16) was added indicate conformance with RIGL related to affordable housing.**

**Article 2. Notes were added to indicate the text needs to be modified**

to reflect a 3rd Zoning Board alternate member if approved by the Town Council. Global revisions were made to make the language gender neutral. Zoning Board powers references were corrected.

Article 3. Minor readability clarifications were made. Section 304 Item M was changed to correct references. Clarification language was inserted in Section 304A. Sections should be renumbered to eliminate "A". All other corrections were grammatical or clarifications.

Article 4. Minor clarifications and misspellings corrected. Article 4 definitions were reviewed. Comments from Ron Wolanski and committee members were incorporated. To simplify the definitions, paragraph numbers were eliminated and definitions arranged in alphabetical order. An APA book of definitions was obtained and will be compared with Ordinance definitions. The committee will be advised of any recommended changes.

Article 5. Item K was modified to include a note explaining LI (Adjacent to Residential) modification to LI. Section 503 needs to be redrafted to provide guidance on how to divide lots with multiple zonings or simply authorize the Zoning Official to do so, which is current practice.

Article 6. Section 602 was partially reviewed and updated with current amendments, including insertion of Light Industry (Adjacent to Residential) column. Line by line review of the Section 602 and 603 tables will continue at the next meeting. The scheduled will be adjusted to reflect the addition work needed to review the tables.

**b) Other Related Changes**

**None**

**The meeting was adjourned at 8:45 PM.**

**Action Items**

**No new items were assigned.**

**No. Item Responsibility Status Due**

**8**

**9**

**Respectfully Submitted,**

**/s/ R. P. Adams**

**Dick Adams, ZORC Secretary**